182.0	0001	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	525,800 / 525,800
					USE VALUE:	525,800 / 525,800
					ASSESSED:	525,800 / 525,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		MAYFLOWER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NILES BENJAMIN C
Owner 2:	
Owner 3:	
Street 1:	14 MAYFLOWER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PERACCHI DOROTHY M -
Owner 2:	-
Street 1:	14 MAYFLOWER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,552 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1936, having primarily Wood Shingle Exterior and 990 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5552.000	112,700	2,500	410,600	525,800
Total Card	0.127	112,700	2,500	410,600	525,800
Total Parcel	0.127	112,700	2,500	410,600	525,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 531.11 | /Parcel: 531.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 182.0-0001-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	165,800	2500	5,552.	410,600	578,900	578,900	Year End Roll	12/18/2019
2019	101	FV	155,000	2500	5,552.	410,600	568,100	568,100	Year End Roll	1/3/2019
2018	101	FV	175,100	2500	5,552.	346,100	523,700	523,700	Year End Roll	12/20/2017
2017	101	FV	175,100	2500	5,552.	316,700	494,300	494,300	Year End Roll	1/3/2017
2016	101	FV	175,100	2500	5,552.	269,800	447,400	447,400	Year End	1/4/2016
2015	101	FV	165,600	2500	5,552.	234,600	402,700	402,700	Year End Roll	12/11/2014
2014	101	FV	165,600	2500	5,552.	217,000	385,100	385,100	Year End Roll	12/16/2013
2013	101	FV	165,600	2500	5,552.	206,500	374,600	374,600		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PERACCHI DOROTH	73806-502	1	12/11/2019		499,999	No	No		
	19124-252		6/1/1988		167,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
1/23/2020	SQ Mailed	JO	Jenny O
7/28/2018	Inspected	PH	Patrick H
5/18/2018	MEAS&NOTICE	BS	Barbara S
10/23/2008	Meas/Inspect	163	PATRIOT
10/20/2008	Measured	197	PATRIOT
4/17/2000	Inspected	264	PATRIOT
1/6/2000	Mailer Sent		
1/3/2000	Measured	163	PATRIOT
7/16/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5552		Sq. Ft.	Site		0	70.	1.06	7									410,590						410,600	

Total AC/HA: 0.12746 | Total SF/SM: 5552 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 410,590 | Spl Credit | Total: 410,600

User Acct

122860

GIS Ref

GIS Ref

Insp Date

07/28/18

!14216!

PRINT

Date	Time
12/11/20	04:05:08

LAST REV

Date	Time
07/29/20	10:17:45

apro

14216

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	122860
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:	S30 - Size 30		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	40.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	40.3	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.69992995
Adj $ / SQ:	99.215
Other Features:	68649
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	188780
Depreciation:	76078
Depreciated Total:	112701

COMMENTS

SINK/BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB 1

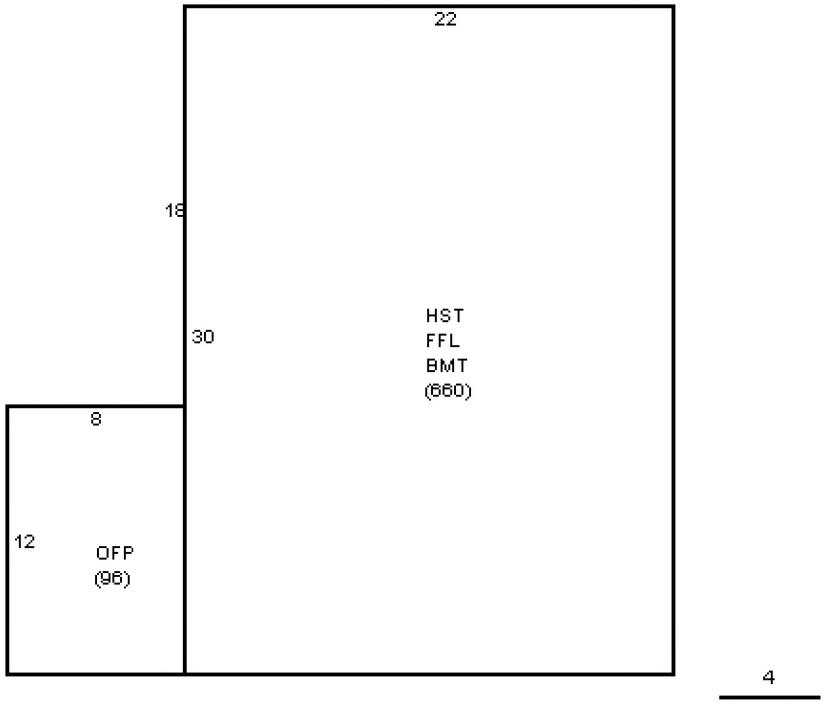
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	99.22
Special Features:	0	Val/Su Net:	64.55
Final Total:	112700	Val/Su SzAd	113.84

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	660	29.760	19,645
FFL	First Floor	660	99.220	65,482
HST	Half Story	330	99.220	32,741
OFP	Open Porch	96	23.580	2,264

Net Sketched Area:	1,746		Total:	120,132	
Size Ad	990	Gross Are	2076	FinArea	990

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

182.0-0001-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	F	FR	1936	24.75	T	50	101			2,500			2,500

More:	N	Total Yard Items:	2,500	Total Special Featues:	Total: 2,500